



FLAT 3, BROADLANDS, 12 CHURCH HILL, ARNSIDE, LA5 0DF  
**£375,000**

**MILNE MOSER**  
SALES + LETTINGS

- UPVC Double Glazing
- Gas Central Heating
- Outstanding Bay Views towards Lakeland Fells
- Period Conversion
- Holiday Lets Permitted - Could Be Available as a Going Concern
- Updated and Modernised to a High Standard
- No Onward Chain



3



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PARKING

#### OVERVIEW

Simply stunning! This second floor penthouse apartment offers the perfect bay view, stylish decor and high quality fittings throughout. An eye for detail is evident in every room, from the individual decor, the feature wallpaper, the neutral floor coverings - the list goes on. Larger than expected, the accommodation flows from a central hallway - the lounge diner and principal bedroom face the front and the view. Both the bathroom and kitchen are tastefully appointed and there is a useful laundry and store cupboard. Externally the flat has more to offer with a parking space, decked terrace and a handy store ideal for bikes and tools. Forming part of a conversion of just three apartments, the property has been used as a holiday let but would suit also permanent living. Located just one street back from The Promenade, shops, restaurants, pubs and seaside walks are close by.

#### ACCOMMODATION

The property is approached at the rear of the building with a wooden door leading to the stairs that serve both flat 2 and 3. Once in the hallway, the pale driftwood style flooring sets the tone perfectly for this coastal flat and is teamed with neutral decor and contemporary fittings. Doors to all rooms lead from the hallway. Moving to the front of the apartment into the lounge diner, the view becomes visible - truly fantastic. 180 degrees along The Promenade, across the viaduct and beyond towards distant





Lakeland Fells. The room is a good size and there is a cosy woodburner and zoned lighting. The kitchen diner is at the rear of the property, well fitted with attractive duck egg blue units, stone effect worktops and some integrated appliances. Again there is attention to detail with LVT flooring and adjustable/tilting downlights to prevent glare.

The principal bedroom is also at the front, the bed perfectly positioned to take in the view with a morning cup of tea. Wardrobes have been built into the eaves creating important storage and overall this is a lovely room. The second double bedroom faces the side aspect and there is a third single bedroom with a Velux rooflight. Accessed via a side passage, is the bathroom and laundry space. Fitted to a high standard, the bathroom has a four piece suite and is wonderfully light and bright. Cupboards beneath the basin keep toiletries tidied away and there is a large shower enclosure, bath with central tap and a concealed cistern WC. The adjoining laundry is a useful additional and there is a further storage cupboard for household bits and pieces.

The apartment forms part of a period property converted into 3. The first and second floor properties share an entrance at the rear and there are allocated parking spaces for each resident. Steps lead up to a terraced deck area, perfect for evening dining and relaxing. A store next to the entrance door has space for bikes and outdoor gear and is a real bonus in a property of this style. The store has power, light and water connected.



#### DIMENSIONS

Hall 6' 0" x 24' 0" (1.82m x 3.03m)

Lounge Diner 13' 0" x 22' 7" (3.95m x 6.87m) max

Kitchen Diner 12' 8" x 10' 6" (3.86m x 3.19m) max

Bedroom 12' 11" x 15' 1" (3.94m x 4.86m) including wardrobes

Bedroom 12' 11" x 8' 11" (3.94m x 2.73m)

Bedroom 7' 7" x 7' 10" (2.31m x 2.39m)

Bathroom 7' 9" x 9' 11" (2.35m x 3.03m)

Store 7' 9" x 9' 7" (2.36m x 2.92m)

#### DIRECTIONS

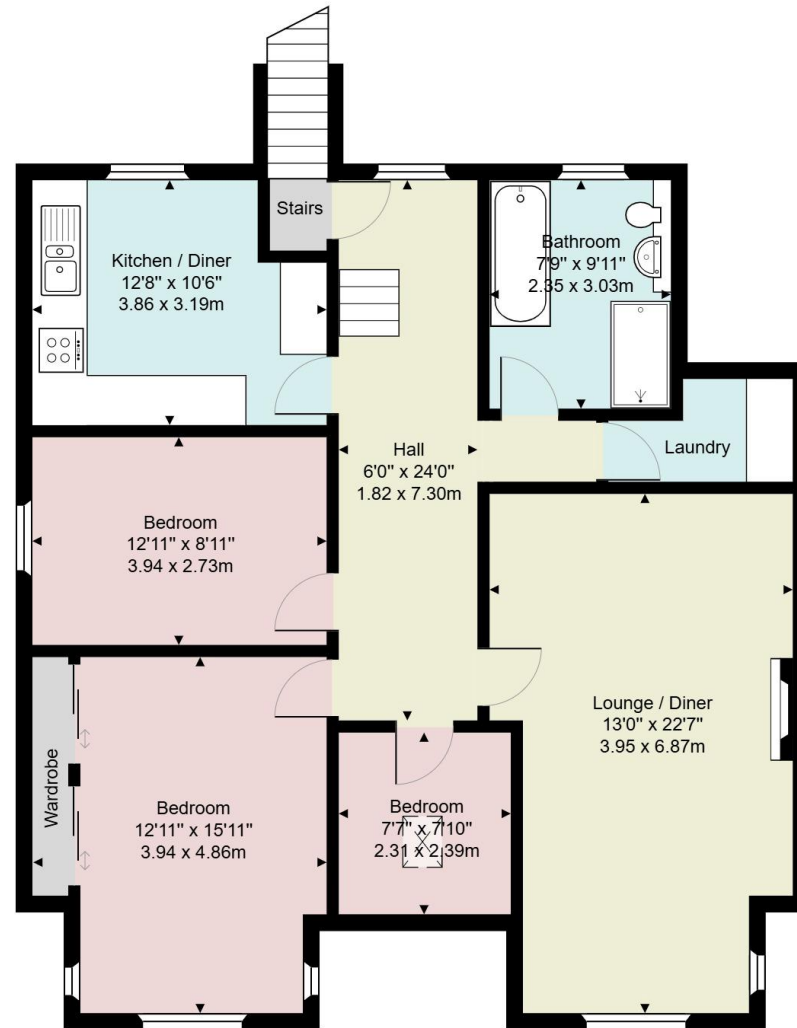
Leaving Milnthorpe on Park Road, pass Booths Supermarket, the playing fields and Dallam Estate. Pass Sandside and Carr Bank and at the railway bridge, turn right towards Arnside and The Promenade. Follow to the end of The Promenade, continuing round to the left by The Albion onto Silverdale Road. Take the first left onto Church Hill. Number 12 is located on the right hand side. Access is via the driveway at the side of number 10 which leads around the rear of the building.

what3words///above.inversion.yoga









2nd Floor

Approx. Total Area: 1081 ft<sup>2</sup> ... 100.4 m<sup>2</sup>

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only.

## EPC TO GO HERE

To arrange your viewing contact our Milnthorpe Team

If you would like further information or insights prior to viewing, please contact Lois Clifton

### ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Leasehold. Balance of 999 year lease from 1st January 1983. Holiday lets permitted. Ground Rent and Management Charges Apply.

Council Tax Band: Currently banded for business rates.

From the 1st April 2026 the rate will be £2700

EPC Grading: TBC

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